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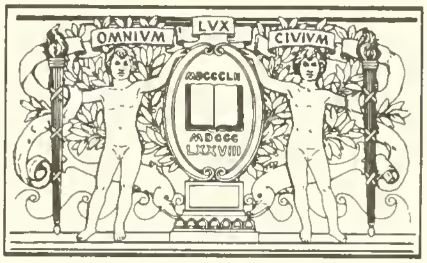

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A PROFILE OF JAMAICA PLAIN
AND ITS NEIGHBORHOODS
1980

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March 1986

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Introduction

The neighborhood of Jamaica Plain was originally part of the Town of Roxbury, which incorporated West Roxbury as well. When West Roxbury became a separate township in 1851 no formal boundary existed between Jamaica Plain and other sections of the community. Jamaica Plain has never had a clearly defined geography; even today its perimeter is not fixed.

The developments of a new water supply and the railroad within the area changed it from a primarily agricultural center for Boston into the residential and manufacturing district it remains to this day. Late in the 18th century, a water system was established which supplied much of the city's water for fifty years. It also attracted breweries and tanneries, which rely on water, to Jamaica Plain. The railroad appeared along Washington Street in the 1830s. In its wake followed commuters, changing the neighborhood from an enclave of farmers and the wealthy to a more mixed community. The extension of the trolley from Roxbury to West Roxbury in the 1870s accelerated the metamorphosis and opened Jamaica Plain up to middle-class inmigration. Many estates were subdivided to accommodate the influx but Olmsted's "emerald necklace" still preserves open space in the neighborhood.

The housing stock in Jamaica Plain is made up of the various types of structures found in Boston--triple-deckers, duplexes, single-family frame houses, public housing projects, ranch-style dwellings. The neighborhood is also integrated racially, without the widespread abandonment that has marked integration elsewhere in Boston.

Jamaica Plain consists of several subareas, and for the purposes of this narrative they will be aggregated as follows: Egleston Square; Forest Hills and Woodbourne; Hyde Square; Jamaica Central, Jamaica South, Stony Brook and Sumner Hill; Jamaica Pond and Jamaica Hills. (These areas are defined by the Neighborhood Statistics Program geography, as shown on the attached map).

Population

Jamaica Plain housed 39,547 people in 1980, down 17 percent from 1970. The components of the change are mixed: a 160 percent jump among Hispanic residents, a 9 percent increase among blacks and a 25 percent growth in the number of Asians. These increases did not balance the 37 percent decline found among the white population because the minority groups were still not numerous.

In 1980, Jamaica Plain was 68 percent white, 15 percent black, 2 percent Asian, American Indian or Pacific Islander, 20 percent Hispanic and 15 percent "other". The racial composition by subneighborhood ranges from 94 percent white, 4 percent black and 3 percent Hispanic in Jamaica Hills to 36 percent white, 30 percent black and 42 percent Hispanic in Hyde Square.

With 39,547 inhabitants, Jamaica Plain held 7 percent of Boston residents in 1980 and a disproportionate number of the city's Hispanics. Although fewer than 8,000 Hispanic Bostonians lived in Jamaica Plain in 1980, they accounted for 22 percent of the city total. The neighborhood also housed 23 percent of the individuals classified as "other" in Boston. Only in Forest Hills-Woodbourne (referred to from here on as Forest Hills) was there a sizable Asian population, and both

Hyde Square and Egleston Square included large black populations. The most racially integrated areas of Jamaica Plain were Hyde Square, Egleston Square, and Jamaica Central-Sumner Hill-Stony Brook (hereafter referred to as Jamaica Central), where the racial distribution, although uneven, showed more of a balance than elsewhere in the district. The population density dropped steadily between 1950 and 1980 from 30 persons/acre to 20/acre.

Age

The largest cohort in Jamaica Plain in 1980 was aged 25-29 years, and made up 12 percent of the total. Residents in their twenties accounted for 23 percent of the total, and those in their thirties contributed 18 percent of the neighborhood population. Another 16 percent were over 65 years old and 15 percent were adolescents. The smallest cohort (8% of the total) included 45-54 year-olds.

Over 18 percent of the inhabitants in Egleston Square and Hyde Square were small children in 1980, and these two subareas also housed proportionately more of the neighborhood's teenagers--34 percent of Jamaica Plain teens lived in Hyde Square and 20 percent in Egleston Square. Approximately a fifth of the populations in Hyde Square (22%) and Egleston Square (19%) were adolescents. Jamaica Hills had the smallest proportion of young inhabitants, with 16 percent under 20 years of age. Forest Hills and Hyde Square had the highest proportions of 20-24 year olds (12%), and Jamaica Central had the lowest (5%). The latter area, however, contained the largest proportional population of 25-29 year-olds in the district (14%), and Egleston Square housed the smallest (9%). The five subneighborhoods of Jamaica Plain were populated by similar proportions of 30-44 year-olds (about 18%) and,

except for Forest Hills, roughly similar groups aged 45-54 (7% in Egleston Square up to 8% in Jamaica Central). The median age in Jamaica Plain averaged out to 29.8 years (vs. 28.9 years citywide), but ranged from 24 years in Hyde Square to 38 years in Jamaica Hills. Reasons for the high median age in Jamaica Hills included the small share of children under 10 (7%) and the high proportion of aged (15%).

Household Composition

Most (94%) of Jamaica Plain inhabitants formed households. The subarea totals started at a low of 87 percent in Jamaica Hills and topped out at 99 percent in Hyde Square. One reason for the relatively low share of Jamaica Hills residents in households is that 28 percent of the large elderly population there lived in group quarters.

Sixty-one percent of the households in Jamaica Plain were families--from a high of 75 percent in Hyde Square to a low of 48 percent in Jamaica Hills. The smallest shares of married couples among family households were found in Hyde and Egleston Squares (49% and 50%, respectively, compared to 79% in Jamaica Hills). Overall, just over half of neighborhood families included children under age 18--ranging from 67 percent in Hyde and Egleston Squares to 36 percent in Jamaica Hills. Couples with dependent children were most common in Hyde and Egleston Squares (65% and 60%, respectively).

Jamaica Hills registered a very low proportion of single women heading families (16%) compared to 43 percent in Egleston and Hyde Squares. Furthermore, one third of those Jamaica Hills women supported young children, versus 78 percent of those in Hyde Square and 84 percent in Egleston Square. On average, 47 percent of married couples in Jamaica Plain had children (vs. 64% in Boston), 32 percent of families

were headed by single women (vs. 30% citywide), and two-thirds of single mothers had young children to support (vs. 59% citywide). Among the subdistricts in Jamaica Plain, Jamaica Hills had the highest share of female nonfamily households (31%). In Jamaica Central, which housed 30 percent of the unmarried women in Jamaica Plain, 27 percent of nonfamily households were female.

Household Size

Throughout Jamaica Plain, 30 percent of the households consisted of a single person, but the share reached as high as 36 percent in Jamaica Hills and as low as 20 percent in Hyde Square (vs. 37% in Boston). Thirty percent again of Jamaica Plain households were made up of two individuals (vs. 29% in Boston)--from 22 percent in Egleston Square to 35 percent in Jamaica Hills. Large households within the neighborhood predominated in Hyde Square (18% of households there were three-person, 15% were four-person and 24% were five or more-person households). Egleston Square ranked second: 17 percent of households contained three people, 15 percent held four and 24 percent consisted of five or more members. Jamaica Hills brought up the rear with the smallest share of large households (16% held four people or more). One reason for the small households so prevalent in Jamaica Hills may stem from the conversion of many large Victorian homes near the Pond into condominiums.

Residential stability in Jamaica Plain, as measured by the 1980 Census, surpassed the city rate. Throughout the neighborhood it averaged 55 percent (compared to the Boston figure of 53%), but ranged from 52 percent in Jamaica Central, 53 percent in Jamaica Hills, and 56 percent in Hyde and Egleston Squares to 63 percent in Forest Hills.

Language Spoken at Home

Thirty-seven percent of residents aged 5 to 17 did not speak English at home, and 14 percent of them had trouble with that language. Among adults, a quarter were foreign-language speakers and 31 percent of that group did not speak English well. These neighborhood-wide totals break down to 27 percent of residents being non-native English-speakers and 27 percent of that group speaking English badly, if at all. In Egleston Square, 38 percent of residents did not talk English at home, nor did 48 percent of Hyde Square inhabitants and 35 percent of the people living in Jamaica Central. High concentrations of non-English speakers among the foreign-born also lived in these three subneighborhoods (26%, 33% and 35%, respectively).

Education

Seven percent of Boston children enrolled in school in 1980 lived in Jamaica Plain. Those children in school tended to be concentrated in elementary school and college (46% and 30% of the total, respectively). In Egleston and Hyde Squares, the proportions of children in grammar school were high (60% and 55%, respectively) compared to Forest Hills (40%) and Jamaica Hills (31%). The largest percentages of students in high school could be found in Forest Hills and Hyde Square (26% and 24% of the respective totals), but the gap between the smallest and largest shares was only ten percentage points. The college students in Jamaica Hills represented a much bigger proportion of that neighborhood's school-age population (51%) than they did in other subareas (down to 40% in Jamaica Central and 16% in Egleston Square). Two thirds of adults in Jamaica Plain aged 25 years and more had graduated from high school in 1980, compared to 64 percent citywide. The district average obscured the variations among the subareas: 85

percent in Jamaica Hills, 78 percent in Forest Hills, and 55 percent in Egleston Square. The proportion of adults who had earned college degrees ranged from a low of 11 percent in Egleston and Hyde Squares to a high of 41 percent in Jamaica Hills and averaged out to 23 percent for the neighborhood as a whole (vs. 20% citywide).

Labor Force

The highest labor force participation rates in Jamaica Plain could be found in Forest Hills (62%) and Jamaica Hills (61%), and the lowest among residents of Egleston Square (55%). All told, 58 percent of Jamaica Plain residents over the age of 16 were members of the labor force in 1980, compared to the citywide average of 60 percent. Unemployment in the neighborhood varied from 3 percent in Forest Hills and Jamaica Hills to 10 percent in Egleston Square, and averaged 5.7 percent districtwide.

Nearly half of the employed civilian adults in Jamaica Hills held professional-level jobs in 1980, compared to 28 percent in Jamaica Central, 26 percent citywide, and 16 percent in Egleston Square. The proportions of technical, sales and administrative staff varied less among the subneighborhoods, from a low of 28 percent in Hyde Square to a high of 39 percent in Forest Hills (vs. 34% citywide). Service industries employed slightly more residents in Jamaica Plain than citywide (19% vs. 18%), including 25 percent of Hyde Square and 23 percent of Egleston Square inhabitants. A fifth of district and citywide workers were employed as craftsmen or laborers, with the share of residents in Jamaica Plain neighborhoods fluctuating between 21 percent in Jamaica Central and 31 percent in Egleston Square. (In Jamaica Hills, however, only 9% of inhabitants worked in such occupations.)

Twenty-two percent of all families in Jamaica Plain included no breadwinner. Citywide, that average was 19 percent. The proportions of families with two or more wage-earners were almost identical in Jamaica Plain and Boston (48.5% vs. 49.2%). The highest share of families without support could be found in Egleston Square (29%), with Hyde Square a close second (27%), and Forest Hills last (11%). Hyde Square (35%) and Jamaica Central (32%) witnessed the largest proportions of families in Jamaica Plain with only one breadwinner. The lowest share of such families lived in Jamaica Hills (25%), where 62 percent of families contained two or more workers.

Although Jamaica Plain housed 7 percent of Boston's population in 1980, and just under 7 percent of its work force, 14 percent of city workers employed in agriculture, fishing and forestry lived in the neighborhood, as did 9 percent of those working in health services and 8 percent of those in educational services. Generally, however, the economic structure of the neighborhood closely resembled that of the city. Similar shares of workers in Jamaica Plain and in Boston held jobs in most industries: approximately 7 percent in transportation, communications and utilities, and about 5 percent in business and repair services. Slight differences in employment patterns arose in the sectors of trade (17% in Boston vs. 14% in Jamaica Plain), finance, real estate and insurance (9% vs. 8%), health services (14% vs. 19%), education (11% vs. 13%) and public administration (8% vs. 7%).

Income

The family median income in Jamaica Plain in 1980 lagged behind the city average ($15,392 vs. $16,062) because of the concentration of low-income families in Egleston and Hyde Squares. The spread in Jamaica Plain reaches from a high of $26,646 in Jamaica Hills to a low of

$10,413 in Hyde Square. Aside from Jamaica Hills, Forest Hills was the only other subarea in the district with a family median income higher than the citywide average ($19,028 vs. $16,062). Overall, 13 percent of families in Jamaica Plain earned less than $5,000 yearly, including 22 percent of those in Egleston and Hyde Squares. One-fifth of neighborhood families had incomes of between $5,000 and $10,000. As income rose in 1980 the proportion of district families represented in each category shrank. Seventeen percent of Jamaica Plain's families had earnings of $10,000-$14,999 annually, 14 percent fell into the $15,000-$19,999 group, and another 12 percent earned up to $24,999. Neighborhood variations, so evident at the low and upper ends of the income scale, are less apparent in this middle range. Nearly one quarter of Forest Hills families had annual incomes of between $10,000 and $14,999, compared to 13 percent of those in Jamaica Hills and 17 percent each in Jamaica Central, Hyde Square and Egleston Square. All of the subneighborhoods except Jamaica Central contained similar proportions of families at the $15,000 to $19,999 level (between 9% and 14% each vs. 20% in Jamaica Central). Four of the areas also had roughly equal shares of families in the next income bracket (10% and 12%, compared to 18% in Forest Hills). As yearly earnings exceeded $25,000, however, discrepancies appeared--9 percent of families living in Hyde and Egleston Squares earned between $25,000 and $34,999, compared to a quarter of families in Jamaica Hills and nearly a fifth of those in Forest Hills. The proportions of families in the neighborhood and city overall who earned over $35,000 were nearly equal--7 percent of Jamaica Plain's families belonged in the $35,000-$49,999 category in 1980 compared to 8 percent citywide, and 4 percent of neighborhood and city families had earnings in excess of $50,000. In Forest Hills 11

percent of families earned between $35,000 and $49,999 annually, as did 12 percent of Jamaica Hills families. In the latter subarea, 17 percent of the families had incomes of $50,000 or more in 1980.

Unrelated individuals living in Jamaica Central and Forest Hills tended to fare better than those in Jamaica Hills (median incomes were $8,234, $9,170 and $8,207, respectively). The proportion of unrelated individuals in Jamaica Plain who earned less than $5,000 per annum exceeded a third in all districts but one (Forest Hills, with a quarter) and actually approached half in Egleston Square (46%). All told, 35 percent of unrelated individuals in Jamaica Plain had incomes of $5,000 or less in 1980, and another 28 percent earned up to $10,000 yearly. One-fifth of unrelated individuals residing in Jamaica Plain fell into the $10,000-$14,999 income bracket, including 26 percent of those in Forest Hills and 15 percent each in Hyde and Egleston Squares. Another 7 percent of the residents in each of the latter two areas had incomes of up to $24,999, compared to 16 percent in Jamaica Hills. In addition, only Jamaica Hills housed a sizable percentage of individuals earning over $25,000 (6%), and housed any individuals earning $50,000 or more (1%). Median incomes for unrelated individuals in Jamaica Plain ranged from $5,611 in Egleston Square and $7,055 in Hyde Square to $9,170 in Forest Hills. (vs. $5,877 citywide).

Three-quarters of the households living in Jamaica Plain had income from earnings, from 65 percent in Egleston Square to 79 percent in Forest Hills and Jamaica Hills. A high percentage of the households throughout the neighborhood received social security payments; the proportion reached as high as 30 percent in Jamaica Hills and 29 percent in Forest Hills and Jamaica Central. Welfare assistance comprised a large source of income for those subareas with a low proportion of

elderly (31% in Hyde Square and 29% in Egleston Square). Only 5 percent of the residents in Jamaica Hills received public assistance.

Poverty Status

Thirty-seven percent of the families at all income levels who lived in Jamaica Hills in 1980 included dependent children, compared to 70 percent of those in Hyde and Egleston Squares. Forty-three percent of the families in these two subneighborhoods were headed by women, and four-fifths of them supported young children (87% in Egleston Square and 83% in Hyde Square). In Jamaica Central, 64 percent of the female heads of household had dependent children, versus 35 percent in Jamaica Hills and 37 percent in Forest Hills. Both of the latter two areas showed large concentrations of elderly families--24 percent and 27 percent, respectively.

Thirty-four percent of the families in Egleston and Hyde Squares lived in poverty in 1980, compared to 15 percent in Jamaica Central, 5 percent in Forest Hills and 4 percent in Jamaica Hills. Overall, 19 percent of families in Jamaica Plain lived below the poverty line, including 32 percent of families with children, 44 percent of female-headed families, 60 percent of female-headed families with dependent children, and 5 percent of elderly families.

The neighborhood breakdown for 1980 diverged widely from the Boston averages. Eight percent of families with children who lived in Forest Hills and Jamaica Hills were in poverty, compared to 46 percent in Egleston Square, 44 percent in Hyde Square and 24 percent in Jamaica Central. The citywide figure was 17 percent. Sixty-one percent of female householders in Egleston Square lived in poverty in 1980, and 71 percent of them supported young children. In Hyde Square, 58 percent of

single mothers were poor, with 67 percent having dependent children. Forest Hills boasted the smallest proportion of female householders in poverty (14%), as well as the smallest proportion of single mothers with young children in poverty (39%). Jamaica Hills also showed a relatively small share of poor female householders (15%), but 43 percent of those women cared for dependent children. In Jamaica Central, where 32 percent of female heads of family lived in poverty, 43 percent supported young children. (In Boston, 53 percent of single mothers with young children were poor.) Poverty among elderly families was less marked--10 percent in Hyde Square and 9 percent in Jamaica Central, for a neighborhood total of 5 percent (vs. 7% citywide).

Throughout Jamaica Plain, 22 percent of unrelated individuals lived below the poverty line--in fact, in each subarea except Forest Hills the concentration of poor individuals exceeded one-fifth of the total. The share of aged individuals in poverty peaked at 22 percent in Hyde Square and dropped to 14 percent in Jamaica Hills.

Overall, 22 percent of the residents in Jamaica Plain lived below the poverty line in 1980--from 8 percent in Forest Hills to 34 percent in Egleston and Hyde Squares, and 46 percent had incomes of twice the poverty threshold--ranging from a high of 62 percent in Hyde Square to a low of 25 percent in Jamaica Hills.

Housing

Thirty-two percent of the 15,681 dwellings in Jamaica Plain were owner-occupied in 1980, making owner-occupancy more prevalent in the neighborhood overall than in Boston (27%). Ownership varied among the subareas from less than one-fifth (19%) in Hyde Square to nearly half (48%) in Jamaica Hills.

In 1980, 97 percent of owners in Jamaica Hills were white, as were 93 percent of those in Jamaica Central and Forest Hills. The respective proportions of white owner-occupants in Hyde and Egleston Squares were 71 percent and 61 percent. Both of these subneighborhoods showed higher concentrations of minority owners than did Jamaica Plain or Boston: in Hyde Square, 8 percent of homeowners were black, 27 percent were Hispanic and 19 percent were classified as "other." For Egleston Square, the proportions were 29 percent, 14 percent and 9 percent, respectively. In contrast, 6 percent of the owner-occupants in Jamaica Plain were black, 7 percent were Hispanic, and 4 percent were considered to be "other" (vs. 15%, 2%, and 2%, respectively, citywide).

Whites also made up large proportions of the renter populations in each subneighborhood: 90 percent or more in Jamaica Hills and Forest Hills, over 80 percent in Jamaica Central, and between 35 and 40 percent in Hyde and Egleston Squares. A third each of the renters living Egleston Square in 1980 were black and Hispanic, and 26 percent were classified as "other." In Hyde Square, 32 percent of renters were black, 38 percent were Hispanic and 31 percent were "other." These were the most ethnically balanced tenant populations in Jamaica Plain and presented a sharp contrast to the city picture (71% white, 22% black, 6% Hispanic and 4% "other").

Ten percent of the housing in Jamaica Plain was vacant in 1980--from 20 percent in Hyde Square down to 4 percent in Forest Hills, with a surprising 7 percent in Jamaica Hills as well. In Hyde Square, 36 percent of the vacant units were available for rent, 62 percent were held for occasional use and 44 percent were boarded up.

Although no other district in Jamaica Plain exhibited as large a share of boarded-up units as Hyde Square, all experienced high vacancy rates for rental dwellings. In Egleston Square, 47 percent of vacancies were for rent, as were 61 percent of those in Forest Hills, 58 percent of those in Jamaica Central and 37 percent of vacancies in Jamaica Hills. An identical proportion of vacancies in the latter neighborhood were for sale. Higher-than-average shares of dwellings in Jamaica Plain were boarded up (24% vs. 22% citywide) or held for other uses (49% vs. 39% citywide) in 1980. The proportion of units held for other uses reached 51 percent in Egleston Square, 39 percent in Jamaica Central, 36 percent in Forest Hills and 26 percent in Jamaica Hills.

Eighteen percent of the units with incomplete plumbing in Hyde and Egleston Squares were owner-occupied, as were 53 percent of such units in Forest Hills and 30 percent of them in Jamaica Hills. Three-quarters of the dwellings in Hyde Square and Jamaica Central that lacked full plumbing in 1980 were renter-occupied, compared to 63 percent in Jamaica Hills, 57 percent in Egleston Square and 47 percent in Forest Hills. Only in Egleston Square were a sizable percentage of such inadequate units vacant (25%).

Dwellings in Jamaica Plain tended to be larger than in Boston overall, with 59 percent containing five rooms or more and only 6 percent consisting of one or two rooms (citywide the shares were 47% and 14%, respectively). Over half of the dwellings in each of the subneighborhoods of Jamaica Plain consisted of five or more rooms and in Forest Hills and Jamaica Hills that proportion rose even higher (74% and 62%, respectively). The median number of rooms per dwelling in Jamaica Plain was 4.7 in 1980, versus 4.4 citywide.

The median value of single-family housing in Jamaica Plain averaged $37,327 in 1980, from $22,400 in Egleston Square to $33,000 in Forest Hills to $64,300 in Jamaica Hills. The city median value in that year fell far short of the latter number ($36,000). Mortgage costs were highest in Jamaica Hills as well ($564/month), although Egleston Square came in a close second at $493/month. The lowest mortgages were registered in Hyde Square and Forest Hills (about $360/month), and compared favorably to the citywide figure of $407/month. Without a mortgage, a homeowner's costs fell between $225 and $250 in Hyde Square, Forest Hills and Jamaica Central (compared to under $200 in Egleston Square and over $250 in Jamaica Hills). Generally, Boston owners who did not hold mortgages in 1980 paid $245/month for their homes.

Median gross rents in Jamaica Plain were for the most part comparable to Boston and lay within a limited spectrum ($220 in Hyde and Egleston Squares, about $250 in Jamaica Central and Forest Hills and as high as $300 in Jamaica Hills). The neighborhood-wide median of $243 is nearly identical to the city average of $251.

Over one-quarter of the homeowners in Jamaica Plain moved into their houses in 1975 or later, including one-third of those in Jamaica Hills and about 27 percent in Jamaica Central and Hyde Square. Twenty-three percent of owners in Egleston Square had lived in their homes for five-to-ten years, and another 22 percent had been in the same dwelling for up to 20 years. The same proportion had occupied their homes for over 30 years. No other subneighborhood of Jamaica Plain demonstrated such widespread long-term stability except Forest Hills (where the relevant proportions were 22%, 20% and 19%,

respectively). In the remaining three areas, around 54 percent of homeowners had been in residence since before 1970. One-third of Jamaica Hills homeowners moved in after 1974.

Neighborhood-wide, 63 percent of tenants moved into their housing units less than five years before the Census, including 67 percent of those living in Jamaica Hills and 68 percent in Forest Hills. Twenty-seven percent of Egleston Square tenants had rented the same apartment for between five and ten years and 12 percent of tenants in both Jamaica Central and Jamaica Hills had not moved in at least 20 years.

Nearly half (47%) of the owner-occupied stock in Jamaica Plain consisted of single-family houses--from 37 percent in Hyde and Egleston Squares to 56 percent in Jamaica Hills. (The overall city average in 1980 was 50%.) Duplexes accounted for between one-fifth and one-third of the owner-occupied inventory in the various subneighborhoods, and three- and four-unit buildings provided around one-third of the owner stock in three areas. Only in Jamaica Hills did larger structures account for a sizable share of the owner-occupied units--specifically, 34 percent. In the other districts, the proportion ranged from 0 to 9 percent. Citywide, duplexes made up 23 percent of the owner-occupied stock, three-to-four unit structures contributed 19 percent of it and larger buildings housed 8 percent of homeowners.

Between 2 and 4 percent of the tenants in each subneighborhood inhabited single-family houses in 1980. Duplexes provided 17 percent of the rental inventory in Jamaica Plain--from 12 percent in Hyde Square to 26 percent in Forest Hills. Three-to-four unit structures were an important resource for tenants: 22 percent of rental units in Jamaica

Hills, 40 percent in Hyde Square, 44 percent in Jamaica Central, 49 percent in Egleston Square and 52 percent in Forest Hills. Even larger buildings contributed the bulk of the inventory in a few sections of the neighborhood (53% of the rental units in Jamaica Hills and 46% in Hyde Square). In Boston overall, 4 percent of tenants occupied single-family houses, 13 percent lived in duplexes, 29 percent inhabited three-to-four unit buildings and 54 percent occupied larger structures.

The owner-occupied stock in Jamaica Plain tends to be old. Housing was built in Jamaica Hills during the 1970s (60 units) and Jamaica Central (5 units) but, for the rest, 71 percent of the inventory predates World War II--viz., nearly two-thirds of the units in Forest Hills, over four-fifths in Jamaica Central and Jamaica Hills, and 90 percent or more in Egleston and Hyde Squares. These figures are comparable to those for Boston, where 1 percent of owner-occupied housing was erected after 1970 also, and where 75 percent of it has existed since 1939 or earlier.

The rental inventory of Jamaica Plain grew less during the 1970s than did the rental stock citywide (2.2% vs. 4.2%) but is still of more recent vintage overall than the owner-occupied housing in the district (i.e., only 62% of rental units were built by 1939). Eleven percent of the rental dwellings in Egleston Square were built in the early 1970s. No other subdistrict in Jamaica Plain witnessed such intense construction during that period, although 7 percent of Forest Hills rental units came on line between 1975 and 1980.

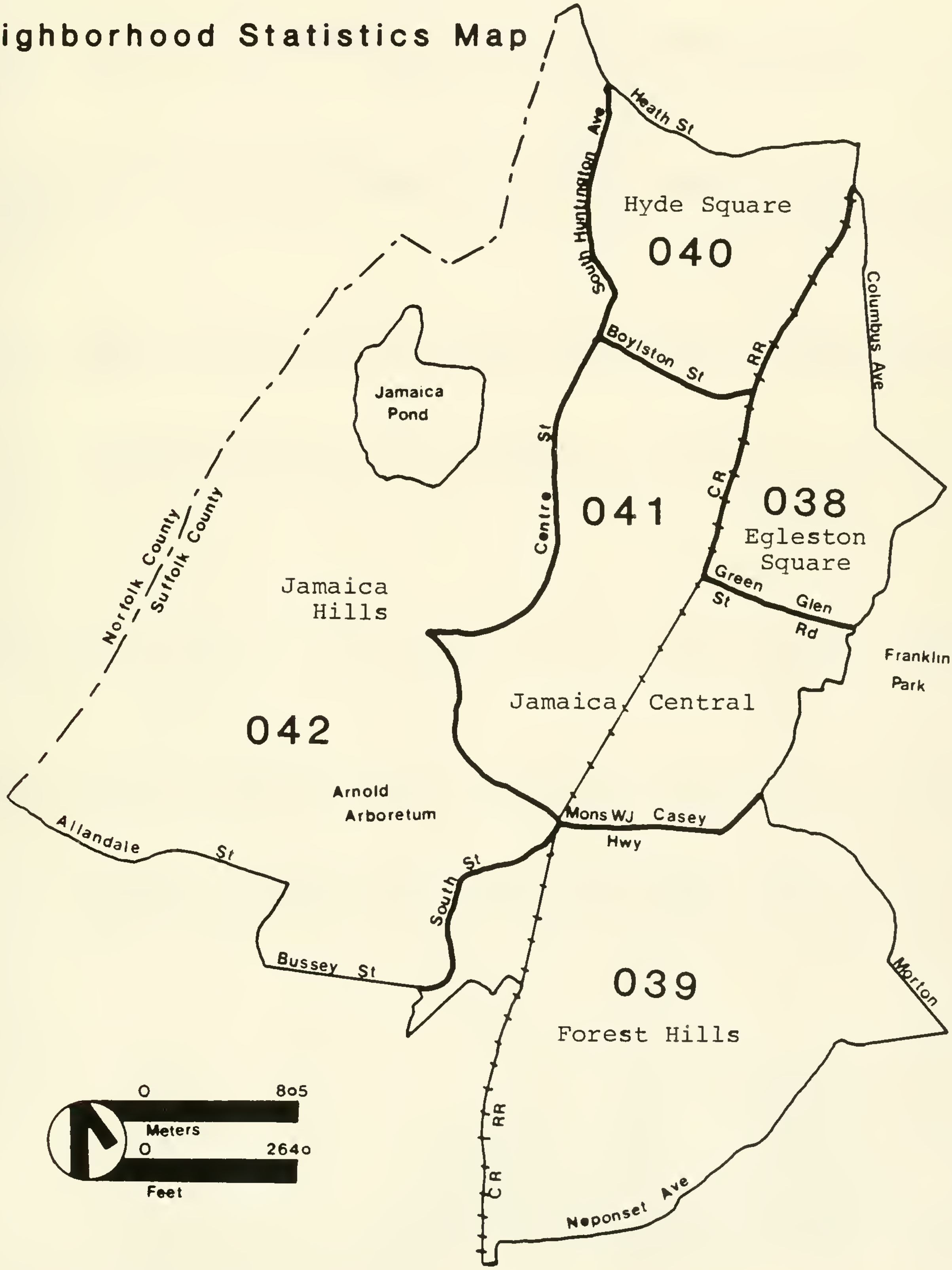
A total of 578 housing units were constructed in the neighborhood during the 1970s, 11 percent of them for owner-occupancy. Between 1980 and mid-1985, 653 units were built or underway, at least 24 percent of

them condominiums. Of the 159 units which were definitely condominiums, 99 (62%) were converted from other uses and 60 (38%) were rehabilitated. Just over half (54%) of the recent additions to the stock were rentals--201 HUD-assisted units, of which 62 percent were new--and 150 other rentals, none of which were new construction (83% renovated, 17% converted).

Forty-seven percent of the recent additions to the inventory in Jamaica Plain were in fact rehabilitated structures, 22 percent were converted from other uses or from rental to owner units, and 31 percent were new. Without full data on the 1970 and 1980 status of the previously existing structures--commercial, abandoned residential, institutional or inhabited residential--and on demolitions it is not yet possible to determine the number of net additions to the neighborhood housing stock.

BOSTON: JAMAICA PLAIN

Neighborhood Statistics Map



POPULATION DATA FOR JAMAICA PLAIN AND ITS NEIGHBORHOODS, 1980

	Boston	Jamaica Plain	Egleston Square	Forest Hills-Woodbourne	Hyde Square	Jamaica Central-Sumner Hill-Stony Brook	Jamaica Hills
Total Population	562,994	39,547	6,505	4,895	9,174	11,194	7,779
White	393,937	26,887	2,663	4,401	3,317	9,235	7,271
Black	126,229	5,948	2,017	95	2,718	834	284
American Indian, Eskimo, Aleut	1,302	105	21	7	32	36	9
Asian, Pacific Islander	15,150	546	43	284	40	102	77
Other	26,376	6,061	1,761	108	3,067	987	138
Hispanic Origin	36,068	7,971	2,278	200	3,833	1,430	230
0-9 Years	59,728	5,039	1,231	462	1,686	1,128	532
10-19	91,510	5,993	1,201	690	2,028	1,385	689
20-24	81,185	4,388	573	578	1,092	1,320	825
25-29	62,972	4,561	614	533	998	1,510	906
30-34	44,339	3,502	521	383	726	1,125	747
35-44	53,039	3,505	653	430	838	950	634
45-54	48,698	3,209	481	506	696	911	610
55-64	50,224	3,255	446	547	486	968	808
65-74	39,956	3,088	434	440	369	947	898
75 and over	31,343	3,007	351	326	255	945	1,130
Median age	28.9	29.8	27.0	32.4	24.0	31.1	38.0
# households	218,457	14,158	2,135	1,799	2,812	4,369	3,043
# family households	116,374	8,428	1,424	1,146	1,999	2,312	1,547
# nonfamily households: male	46,196	2,412	343	280	348	892	549
female	55,887	3,318	368	373	465	1,165	947
1 person/household	80,306	4,186	588	496	556	1,453	1,093
2 persons	63,041	4,204	479	594	660	1,421	1,050
3 persons	30,334	2,262	372	271	513	668	438
4 persons	20,394	1,558	302	192	420	411	233
5+ persons	24,382	1,948	394	246	663	416	229
# persons 3 years & over in school	173,439	11,241	2,139	1,282	3,138	2,654	2,028
nursery	42,052	301	52	37	95	74	43
K-8	63,808	5,141	1,279	516	1,718	999	629
9-12	32,386	2,404	475	333	748	516	332
college	73,040	3,395	333	396	577	1,065	1,024
# people 25 years & older	330,650	24,052	3,375	3,107	4,433	7,592	5,545
% high school graduates	68.4	67.0	54.7	78.0	49.7	64.6	85.3
% college graduates	20.3	22.8	11.0	18.8	11.2	23.4	40.5
# persons 5 years & over	533,012	37,108	5,867	4,590	8,522	10,595	7,534
speak no English at home	97,919	10,116	2,248	724	3,672	2,381	1,091
speak English badly or not at all	22,072	2,676	581	153	1,226	588	128
# families	117,832	8,603	1,476	1,093	2,095	2,465	1,474
with own children under 18	56,437	4,420	993	488	1,412	1,000	527
# married couples	75,919	5,212	718	754	1,048	1,530	1,162
with own children under 18	34,116	2,425	427	380	681	513	424
# single women	35,018	2,750	632	252	895	731	240
with own children under 18	20,759	1,822	528	87	698	431	78

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

LABOR FORCE DATA FOR JAMAICA PLAIN AND ITS NEIGHBORHOODS, 1980

	Boston	Jamaica Plain	Egleston Square	Forest Hills-Woodbourne	Hyde Square	Jamaica Central-Sumner Hill-Stony Brook	Jamaica Hills
# persons 16 years & over	459,249	31,256	4,523	3,999	6,468	9,491	6,775
% in labor force	60.0	58.2	55.2	61.7	57.3	57.0	60.8
% employed	93.9	94.3	89.7	97.0	91.2	95.1	96.9
% unemployed	6.1	5.7	10.3	3.0	8.8	4.9	3.1
# employed persons	256,047	17,117	2,222	2,394	3,361	5,148	3,992
managerial/professional	66,660	4,908	353	500	669	1,430	1,956
technical/sales/administration	87,796	5,378	644	935	955	1,666	1,178
services	47,109	3,194	512	392	854	932	504
crafts and labor	53,555	3,535	681	542	872	1,090	350
# in agriculture, forestry, fishing	658	91	36	22	5	14	14
construction	8,132	470	73	47	89	175	86
manufacturing	36,521	2,257	371	311	618	717	240
transportation, communications & utilities	18,682	1,165	210	201	206	333	215
trade--retail & wholesale	43,137	2,454	332	448	493	683	498
finance, insurance, real estate	23,079	1,381	266	179	320	343	273
business, repair services	13,404	817	105	132	109	295	176
health services	35,075	3,187	361	439	618	989	780
educational services	27,989	2,137	136	278	346	631	746
public administration	20,825	1,128	118	152	187	357	314
# families	117,832	8,603	1,476	1,093	2,095	2,465	1,474
families with no worker	22,460	1,856	427	125	568	542	194
1 worker	37,415	2,574	415	280	730	786	363
2+ workers	57,957	4,173	634	688	797	1,137	917
# households with earnings	164,920	10,631	1,384	1,428	2,099	3,321	2,399
with Social Security	53,113	3,730	498	519	546	1,256	911
with public assistance	33,793	2,477	614	191	859	654	159

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

INCOME DATA FOR JAMAICA PLAIN AND ITS NEIGHBORHOODS, 1980

	Boston	Jamaica Plain	Egleston Square	Forest Hills-Woodbourne	Hyde Square	Jamaica Central-Sumner Hill Stony Brook	Jamaica Hills
# families	117,832	8,603	1,476	1,093	2,095	2,465	1,474
less than $5,000	15,057	1,114	317	31	451	265	50
$5,000-7,499	10,459	970	209	37	407	286	31
$7,500-9,999	10,187	673	150	97	154	211	61
$10,000-14,999	19,269	1,453	244	247	360	407	195
$15,000-19,999	17,091	1,174	183	152	189	485	165
$20,000-24,999	14,383	1,038	143	193	215	306	181
$25,000-34,999	17,606	1,260	128	202	196	361	373
$35,000-49,999	9,350	561	62	118	110	98	173
$50,000 or more	4,430	360	40	16	13	46	245
Median income	$16,062	$15,392	$11,013	$19,028	$10,413	$15,555	$26,646
# unrelated individuals, 15+ years	164,120	8,695	920	1,003	1,334	2,846	2,592
less than $5,000	73,735	3,007	427	250	470	952	908
$5,000-9,999	38,424	2,447	274	327	503	740	603
$10,000-14,999	25,334	1,784	138	256	205	661	524
$15,000-24,999	20,338	1,194	67	140	144	431	412
$25,000-49,999	5,266	229	14	30	12	62	111
$50,000 or more	973	34	0	0	0	0	34
Median income	$5,877	$7,740	$5,611	$9,170	$7,055	$8,234	$8,207
All income levels							
# families	117,832	8,603	1,476	1,093	2,095	2,465	1,474
with children under 18	59,561	4,620	1,035	506	1,478	1,053	548
# female-headed families	35,018	2,750	632	252	895	731	240
with children under 18	22,380	1,936	549	93	745	465	84
# 65 years & over	20,066	1,591	177	257	221	545	391
# unrelated individuals	142,395	8,674	920	1,003	1,334	2,825	2,592
# U.I's 65 years & over	27,046	1,887	255	256	161	576	639
Below poverty level							
# families	19,680	1,673	497	54	702	357	63
with children under 18	15,975	1,455	472	40	651	250	42
# female-headed families	12,985	1,210	388	36	517	233	36
with children under 18	11,806	1,159	388	36	501	198	36
# 65 years & over	1,476	84	6	7	21	50	0
# unrelated individuals	37,725	1,883	200	162	315	603	603
# 65 years & over	5,728	215	47	41	36	84	87
% persons below poverty	20.2	21.6	33.6	8.3	33.8	16.3	11.5
% at 200% of poverty or less	44.1	46.0	61.3	30.5	62.2	43.9	24.7

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA FOR JAMAICA PLAIN AND ITS NEIGHBORHOODS, 1980

	Boston	Jamaica Plain	Egleston Square	Forest Hills-Woodbourne	Hyde Square	Jamaica Central-Sumner Hill-Stony Brook	Jamaica Hills
# total year-round units	241,304	15,681	2,395	1,882	3,506	4,632	3,266
# owner-occupied units	59,504	4,501	511	839	536	1,153	1,462
White	48,702	3,960	309	780	382	1,071	1,418
Black	8,845	259	150	13	45	32	19
American Indian, Eskimo, Aleut	90	6	-	-	4	-	2
Asian, Pacific Islander	879	67	4	36	4	10	13
Other	988	199	48	-	101	40	10
Hispanic Origin	1,351	321	71	23	145	62	20
# renter-occupied units	158,953	9,657	1,624	960	2,276	3,216	1,581
White	112,952	6,434	647	879	830	2,648	1,430
Black	35,023	1,672	539	22	727	281	103
American Indian, Eskimo, Aleut	378	29	6	-	6	14	3
Asian, Pacific Islander	3,878	90	11	33	8	25	13
Other	6,742	1,406	421	-	705	248	32
Hispanic Origin	9,427	1,857	539	40	855	381	42
# vacant units	22,847	1,523	260	83	694	263	223
for sale	1,092	117	7	2	16	9	83
for rent	12,828	655	121	51	248	152	83
other uses	8,927	751	132	30	430	102	57
boarded up	5,030	366	36	4	307	4	15
# lacking complete plumbing	6,656	299	84	19	61	105	30
owner-occupied	952	65	15	10	11	20	9
renter-occupied	4,407	202	48	9	46	80	19
vacant	1,297	32	21	0	4	5	2
# occupied dwellings	218,457	14,158	2,135	1,799	2,812	4,369	3,043
1 person/unit	80,306	4,186	588	496	556	1,453	1,093
2 persons/unit	63,041	4,204	479	594	660	1,421	1,050
3 persons/unit	30,334	2,262	372	271	513	668	438
4 persons/unit	20,394	1,558	302	192	420	411	233
5+ persons/unit	24,382	1,948	394	246	663	416	229
1 room/unit	12,206	298	95	9	22	57	115
2 rooms/unit	20,611	648	133	71	68	160	216
3 rooms/unit	42,865	1,790	242	123	443	509	473
4 rooms/unit	51,271	3,702	587	286	1,123	1,255	451
5 rooms/unit	54,587	4,551	758	659	1,147	1,450	537
6+ rooms/unit	59,764	4,692	580	734	703	1,201	1,474

SOURCE: Boston Redevelopment Authority Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING AND OCCUPANCY DATA FOR JAMAICA PLAIN AND ITS NEIGHBORHOODS, 1980

	Boston	Jamaica Plain	Egleston Square	Forest Hills-Woodbourne	Hyde Square	Jamaica Central-Summer Hill-Stony Brook	Jamaica Hills
Median value of single-family owner-occupied housing	$36,000	$37,327	$22,400	$33,000	$22,700	$29,100	$64,300
Median costs with mortgage	$ 407	$ 432	$ 493	$ 362	$ 357	$ 397	$ 564
Median costs without mortgage	$ 245	$ 231	$ 182	$ 239	$ 225	$ 249	$ 250+
Median gross rent	$ 251	$ 248	$ 221	$ 261	$ 218	$ 249	$ 297
# owner-occupied units built in							
1970-80	590	65	0	0	0	5	60
1960-69	4,214	548	7	78	12	34	417
1950-59	5,311	306	21	80	4	55	146
1940-49	4,548	399	22	152	17	75	133
1939 or earlier	44,826	3,186	460	546	494	951	735
# renter-occupied units built in							
1970-80	15,684	533	177	69	40	84	163
1960-69	16,393	670	114	12	106	299	139
1950-59	14,013	1,299	274	68	531	350	76
1940-49	19,716	1,141	164	63	287	436	191
1939 or earlier	93,162	6,008	862	702	1,319	2,081	1,044
# owners moved in 1970-80	24,747	1,967	213	343	242	486	683
1960-69	13,568	1,076	110	168	113	257	428
1950-59	9,369	707	74	183	98	184	168
1949 or earlier	11,805	754	113	162	74	193	212
# tenants moved in 1970-80	129,663	7,532	1,385	758	1,765	2,391	1,233
1960-69	17,714	1,266	139	76	384	475	192
1959 or earlier	11,591	853	67	80	134	384	188
# owner-occupied structures	59,382	4,504	510	856	527	1,120	1,491
1 unit/structure	29,887	2,109	190	469	193	425	832
2 units	13,447	1,017	133	172	138	288	286
3-4 units	11,245	962	187	140	190	352	93
5+ units	4,803	416	0	75	6	55	280
# renter-occupied dwelling units	158,841	9,634	1,591	914	2,283	3,250	1,596
1 unit/structure	6,707	309	59	20	54	107	69
2 units	20,083	1,616	290	239	267	496	324
3-4 units	46,031	3,948	774	474	904	1,443	353
5+ units	86,020	3,761	468	181	1,058	1,204	850
# buildings with 1-3 stories	171,023	13,331	2,075	1,780	2,723	4,240	2,513
4-6 stories	51,201	1,240	246	79	143	408	364
7-12 stories	10,933	808	33	0	625	18	132
13+ stories	8,186	286	6	0	9	0	271

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

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